

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
72		BRAND ST, ARLINGTON

## OWNERSHIP

OWNERSHIP		Unit #:	
Owner 1:	LEROUX JUSTIN M &		
Owner 2:	LEROUX SHAN WANG		
Owner 3:			
Street 1:	72 BRAND STREET		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02474	Type:	

## PREVIOUS OWNER

Owner 1:	EPSTEIN BRIAN G/MARIE -		
Owner 2:	-		
Street 1:	72 BRAND STREET		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

## NARRATIVE DESCRIPTION

This parcel contains .256 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1990, having primarily Clapboard Exterior and 2845 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 Half Bath, 9 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

### LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.25567	Total SF/SM:	11137	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	501,482	SpL Credit	Total:	501,500
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

1 of 1  
CARD

## Residential

**ARLINGTON**

**APPRAISED:**

**USE VALUE:**

**ASSESSED:**

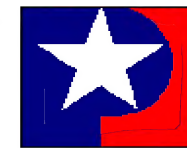
Total Card /

**Total Parcel**

1,067,000

**1,067,000**

**1,067,000**



**Patriot**  
Properties Inc.

## USER DEFINED

Prior Id # 1:	74118
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## ACTIVITY INFORMATION

Date	Result	By	Name
10/2/2018	Inspected	CC	Chris C
9/7/2018	MEAS&NOTICE	CC	Chris C
12/10/2008	Meas/Inspect	294	PATRIOT
2/16/2005	Permit Visit	BR	B Rossignol
12/6/2002	MLS	MM	Mary M
3/26/2000	MLS	MM	Mary M
2/8/2000	Measured	264	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

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## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	11137.000	565,500		501,500	1,067,000		74118
							GIS Ref
							GIS Ref
Total Card	0.256	565,500		501,500	1,067,000	Entered Lot Size	GIS Ref
Total Parcel	0.256	565,500		501,500	1,067,000	Total Land:	Insp Date
Source: Market Adj Cost		Total Value per SQ unit /Card:		375.04	/Parcel: 375.04	Land Unit Type:	10/02/18

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	565,500	0	11,137.	501,500	1,067,000		Year end	12/23/2021
2021	101	FV	548,400	0	11,137.	501,500	1,049,900		Year End Roll	12/10/2020
2020	101	FV	548,400	0	11,137.	501,500	1,049,900	1,049,900	Year End Roll	12/18/2019
2019	101	FV	428,600	0	11,137.	508,600	937,200	937,200	Year End Roll	1/3/2019
2018	101	FV	444,600	0	11,137.	379,700	824,300	824,300	Year End Roll	12/20/2017
2017	101	FV	444,600	0	11,137.	343,900	788,500	788,500	Year End Roll	1/3/2017
2016	101	FV	444,600	0	11,137.	329,500	774,100	774,100	Year End	1/4/2016
2015	101	FV	465,900	0	11,137.	279,400	745,300	745,300	Year End Roll	12/11/2014

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

